

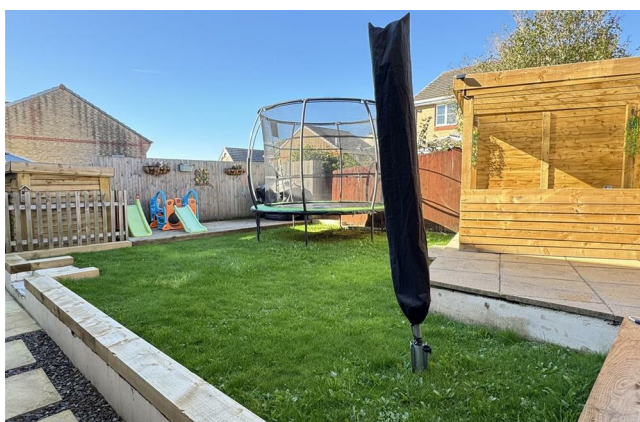


MAY WHETTER & GROSE

6 LARCOMBE ROAD, ST. AUSTELL, PL25 3EZ
GUIDE PRICE £350,000



A CHAIN FREE EXTENDED DETACHED HOUSE WITH FOUR BEDROOMS WITH OFF ROAD PARKING. THE PROPERTY IS LOCATED ON A NO THROUGH ROAD, WITH FURTHER BENEFITS INCLUDING UPDATED KITCHEN, UPVC DOUBLE GLAZING THROUGHOUT AND MAINS GAS FIRED CENTRAL HEATING. WITHIN CLOSE REACH OF LOCAL AMENITIES, AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL PRESENTED DETACHED FAMILY HOME. EPC - C



Location

St Austell town centre is situated approximately 2 miles away and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

Directions

There are numerous ways to get to the property. Head out onto the A390, past Tesco and The Holmbush Inn on your left hand side and turn left at the traffic lights onto the distributor road. Head up to the second roundabout taking the first exit left. Head down approximately 30 yards turning right onto Larcombe Road. Take the first right, immediately upon entering the road and proceed up the drive (which services four properties) where number 6 is the next to last property on the left hand side.

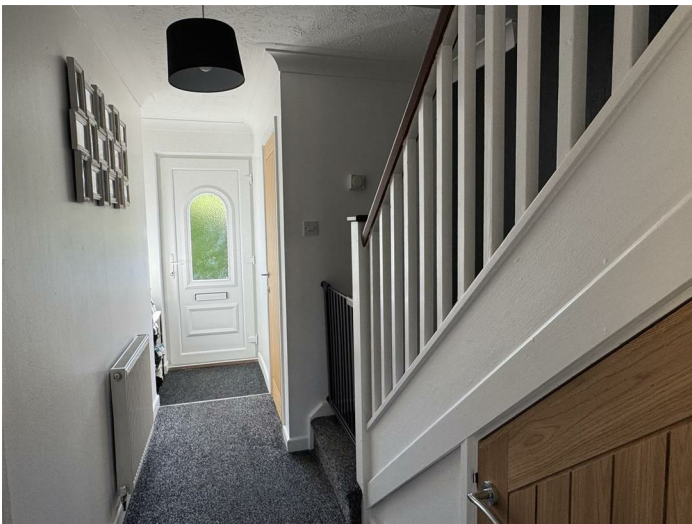
Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Upvc double glazed door with upper inset obscure glazed glass allows external access into entrance hall.

Entrance Hall

13'9" x 6'5" (4.20 x 1.96)



Carpeted flooring. Carpeted stairs to first floor. Doors through to ground floor WC, extended kitchen/diner and lounge. Additional door opens to provide access to under stairs storage cupboard. Radiator. Textured ceiling. Mains enclosed fuse box. BT Openreach telephone point.

W.C.

5'5" x 3'1" (1.66 x 0.95)

Upvc double glazed window to front elevation with obscure glazing. Low level flush WC. Pedestal hand wash basin. Wood effect vinyl flooring. Radiator. Tiled walls to water sensitive areas. Textured ceiling.

Lounge

13'6" x 11'4" (4.13 x 3.46)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Textured ceiling. Television aerial point. BT Fibre to premises internet point.

Extended Kitchen/Diner

17'11" x 15'5" - max (5.47 x 4.72 - max)



An extended, updated kitchen with two Upvc double glazed windows to rear elevation, one Upvc double glazed door to side elevation with full length glazed panel allowing internal access to the enclosed rear garden. Wall and base kitchen units, square edged work surfaces with matching slimline splashbacks, wall mounted mains gas fired Worcester central heating boiler. The kitchen benefits from integral dishwasher, fridge, freezer. Four ring buttonless hob with fitted extractor above and electric oven below

with glass splashback. Wood effect laminate flooring. Space for dining table. Radiator. Television aerial point. Space for washing machine.



Landing

6'5" x 9'9" (1.97 x 2.99)

Doors off to bedrooms one, two, three, four and family bathroom. Carpeted flooring. Loft access hatch. Textured ceiling.

Bedroom Four

11'8" x 8'2" (3.58 x 2.49)



Upvc double glazed window to rear elevation. Carpeted flooring. Loft hatch. Radiator.

Family Bathroom

6'5" x 5'11" - max (1.96 x 1.82 - max)



Upvc double glazed window to rear elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC with dual flush technology, ceramic hand wash basin with central mixer tap, panel enclosed bath with central mixer tap and wall mounted electric MIRA shower over. Vinyl flooring. Part tiled walls. Part water resistant clad walls. Textured ceiling. Fitted extractor fan.

Bedroom One

11'4" x 12'7" (3.46 x 3.86)



Upvc double glazed window to rear elevation. Carpeted flooring. Radiator. Textured ceiling. Opening to en-suite shower room. Telephone point.



Bedroom Three

7'10" x 6'6" plus 11'4" x 8'2" (2.39 x 2.00 plus 3.47 x 2.50)



Upon entering the room the first section has Upvc double glazed window to front elevation, carpeted flooring. Opening through to additional side of the room. Upvc double glazed patio doors to front elevation with full length glazing. Carpeted flooring. Radiator.

En-Suite Shower

5'3" x 2'5" (1.62 x 0.75)

Hand wash basin, fitted shower enclosure with glass shower door and wall mounted shower. Extractor fan. Textured ceiling. Wall mounted electric light.

Bedroom Two

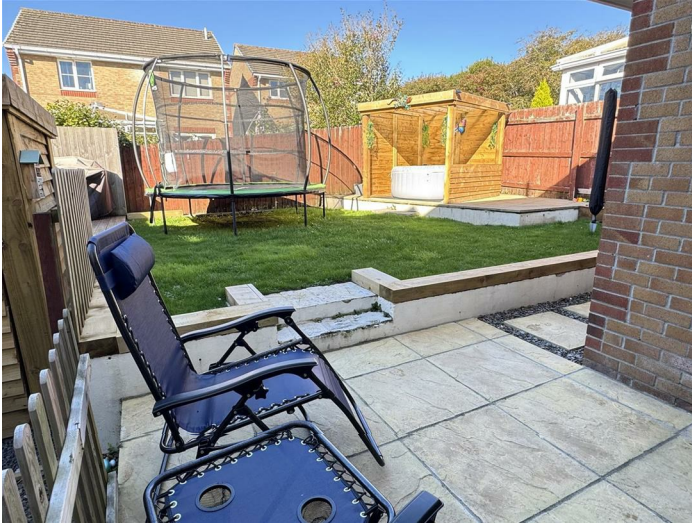
11'3" x 10'0" (3.45 x 3.06)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Textured ceiling.



Outside



Upon entering Larcombe Road take the first right hand turn and proceed up the tarmac drive where number 6 is the second to last on the left hand side.

To the front is a brick drive allowing off road parking, steps lead up to provide access to the front door.

To the left hand side of the property is the garage, access door complete with outdoor tap.



Utility Room

8'2" x 7'6" (2.5 x 2.3)

Upvc double glazed door with upper glazed panel allows external access. This area benefits from light and power. Upvc double glazed window to front elevation. A door to the rear provides access to the garage.

Garage

14'1" x 7'6" (4.3 x 2.3)

Metal up and over door providing vehicular access to the front. Benefitting from the addition of light and power. Work space located to the rear.

Rear garden, initially laid to a paved patio from the rear of the property complete with outdoor tap, steps lead down to a sunken area providing access to the utility room and rear access into the garage.

To the rear of the property there are outdoor power points and the paved walkway flows across the extension off the kitchen. To the right hand side is a wooden gate providing private access into the rear garden.

The remainder of the rear garden is laid to elevated lawn with a wooden deck flowing down the left hand side complete with external wooden store, to the right hand side is an elevated paved patio which is currently utilised to house a hot tub.

The boundaries are clearly defined with wood fencing to the left, right and rear elevations.

Council Tax Band - C

Broadband and Mobile Coverage

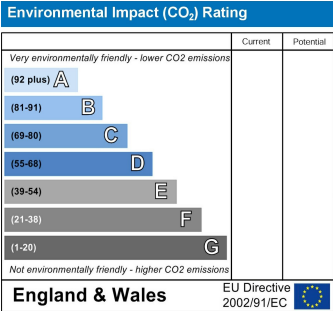
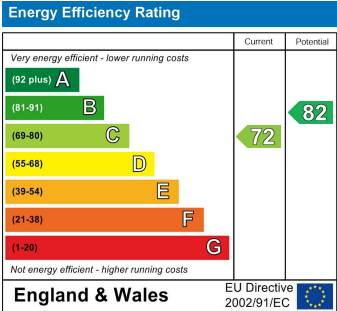
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services

None of the services, systems or appliances at the property have been tested by the Agents.

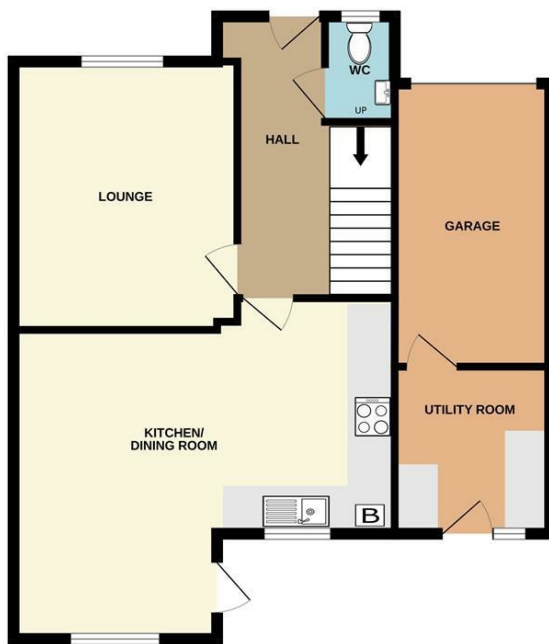
Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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